

CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated metal pipe M-36, A.A.S.H.T.O. See plans for gauge.
- All filled places under proposed roads, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 95% of maximum density as determined by the Modified AASHTO T-180 Compaction Test* or 100% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- All earthen filled places within State, County, or City roads (Highways) shall be compacted to 100% of maximum density as determined by the "Standard Proctor Test, A.A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.10 feet (more or less) of those shown on the grading plan.
- No slope shall be steeper than 3' (horizontal) to 1' (vertical).
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stakeout of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority. Water mains shall have a minimum of 42" of cover.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21. All new utilities under City streets shall be bored.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
- All sanitary service lines shall have a 6" diameter. Sanitary mains shall have minimum 8" diameter.
- Manhole frame and cover shall be Clay and Bailey No. 200B or Neenah R-1736 or Deeter 1315 or approved equal.
- Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal by Almtex Industries. "Peel and stick" adhesive pads will not be allowed.

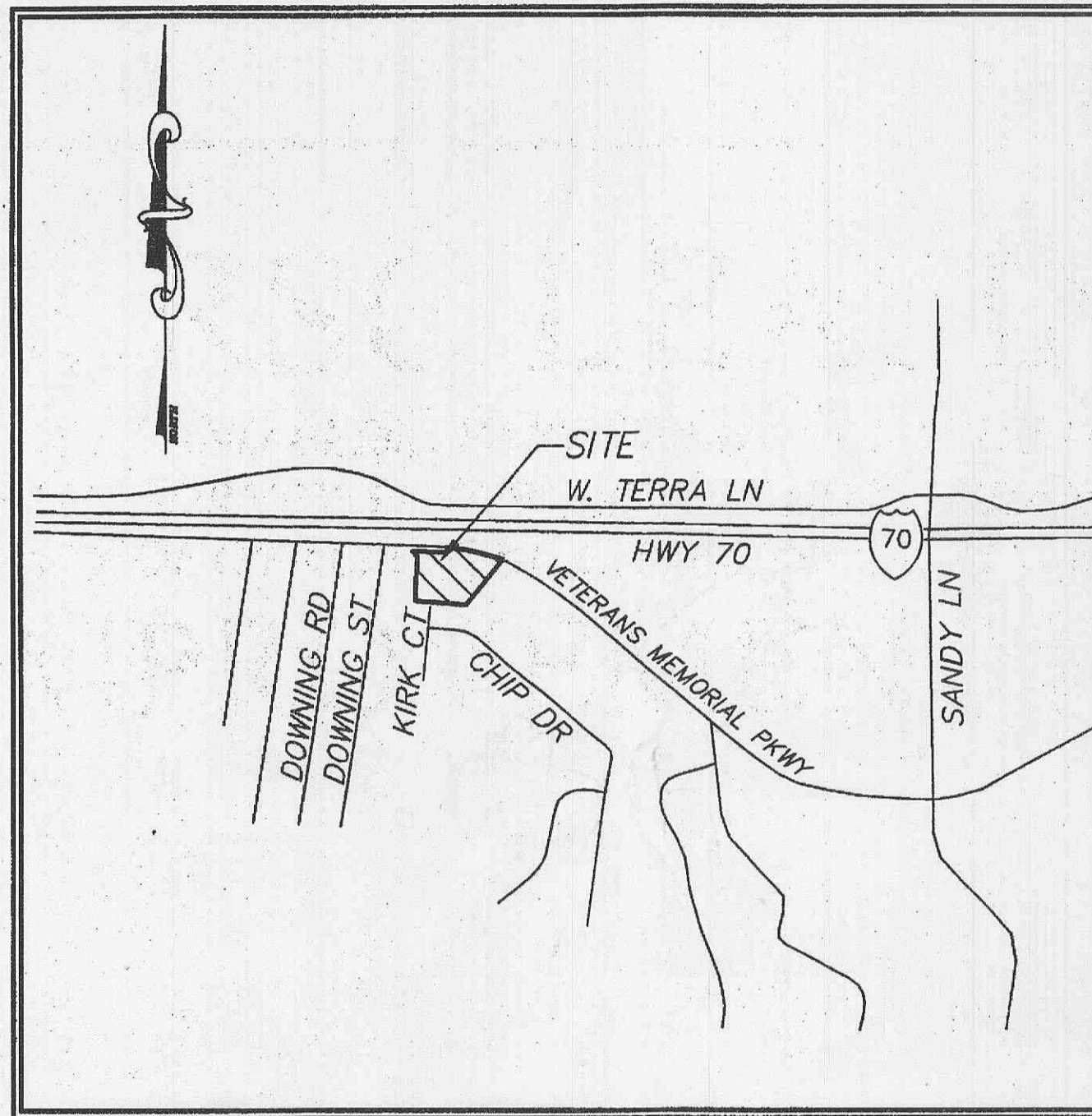
14. Manufacturer	15. Size	16. Adhesive	17. Style	18. Message (Part #)	19. Website
20. ACP International	21. 3-7/8"	22. Epoxy	23. Crystal Cop	24. No Dumping Drains To Waterways (SD-W-CC)	25. www.acpinternational.com
26. DAS Manufacturing, Inc.	27. 4"	28. Epoxy	29. Standard Style	30. No Dumping Drains To Stream (SDS)	31. www.dasmanufacturing.com

- Maximum dry density
 - Optimum moisture content
 - Maximum and minimum allowable moisture content
 - Curve must be plotted to show density from a minimum of 95% Compaction and above as determined by the Modified AASHTO T-180 Compaction Test* (A.S.T.M.-D-1557) or from a minimum of 100% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
 - Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - Specific gravity
 - Natural moisture content
 - Liquid limit
 - Plastic Limit
 - Be advised that if this information is not provided to the City's Construction Inspector the city will not allow grading or construction activities to proceed on any project site.
51. All light poles are to be located within landscaped islands.

RSC LEASING

A TRACT OF LAND BEING PART OF LOT 6 OF D. HEALD HOMES PLACE
IN U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS



LOCATION MAP
N.T.S.

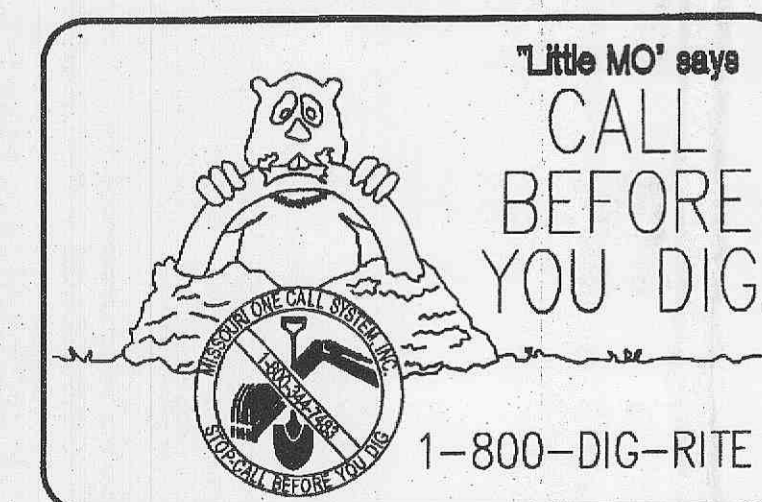
- CITY OF O'FALLON CONTINGENCIES**
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF (1) YEAR THE CUP SHALL BE REVOKED.
 - NO EQUIPMENT OR EQUIPMENT PARTS SHALL BE WORKED ON OUTSIDE OF THE BUILDING.
 - EQUIPMENT DISPLAYED FOR SALE OR LEASE IN ASSOCIATION WITH THIS BUSINESS SHALL NOT BE STORED BETWEEN THE FRONT FACE OF THE BUILDING AND THE EAST PROPERTY LINE OR WITHIN THE BUFFERYARD.
 - NO STORAGE OF PARTS OR PRODUCTS WILL BE PERMITTED OUTSIDE OF THE BUILDING.
 - NO LOADING OR UNLOADING OF EQUIPMENT SHALL OCCUR WITHIN ANY PUBLIC RIGHT-OF-WAY.
 - NO EQUIPMENT DISPLAYS MAY EXCEED THE HEIGHT OF THE EXISTING BUILDING.

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRAINAGE AREA MAP
7	CONSTRUCTION DETAILS

LEGEND

Sanitary Sewer (Proposed)	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
Sanitary Sewer (Existing)	Storm Structure	C.M.P.	Corrugated Metal Pipe
Storm Sewer (Proposed)	Test Hole	C.I.P.	Cast Iron Pipe
Storm Sewer (Existing)	Power Pole	P.V.C.	Polyvinyl Chloride
Water Line & Size	Light Standard	V.C.P.	Vitrified Clay Pipe
Existing water line	Double Water Meter Setting		
Tee & Valve	Single Water Meter Setting	C.O.	Clean Out
Hydrant	Curb Inlet	V.T.	Vent Trap
Cap	Skewed Curb Inlet	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I.	T.B.R.&R	To Be Removed
Existing Fence Line	G.I.	T.B.P.	To Be Protected
Existing Tree Line	A.I.	T.B.A.	To Be Abandoned
Street Sign	D.A.I.	B.C.	Base Of Curb
Existing Contour	C.C.	T.C.	Top Of Curb
Proposed Contour	F.E.	T.W.	Top Of Wall
Grouted Rip-Rap	E.P.	B.W.	Base Of Wall
End of Lateral	E.D.	(TYP)	Typical
Asphalt Pavement	M.H.	U.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	U.L.P.	Use In Place



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 3-31-09
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

BENCH MARKS

BM: RM 66 Cross cut on the west bolt of a fire hydrant located at the northeast corner of Mill Pond Drive and Spring Hill Drive.
ELEVATION = 581.74

TM: "M" in Mueller on fire hydrant along the north side of this site, 16'± east of the entrance.
ELEVATION = 603.09

PICKETT, RAY & SILVER INC.
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RSC LEASING
IMPROVEMENT PLANS
O'FALLON, MISSOURI
ATTN: Mr. Jackson McInosh
113 E. Third Street
Sedalia, MO 65301
660-827-5955 phone
660-827-5955 fax
Prepared For: **OMT LEASING, LLC**

REVISIONS	NO.	DATE	COMMENTS PER CITY	COMMENTS PER CITY
1	1	2/12/09		
2	2	03/09/09		

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized by the Engineer.
[Signature]
PROFESSIONAL ENGINEER
E-00000000
3/10/09

DRAWN	DATE
B.STOESZ	01-09-09
CHECKED	DATE
D.STOESZ	01-09-09
PROJECT # 99203.OMTL.OOC	FIELD BOOK X

RSC LEASING
IMPROVEMENT PLANS
COVER SHEET
SHEET 1 OF 7
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Bldg Inspector
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